

47774

Aspen #M-28670
WARRANTY DEED (INDIVIDUAL)

5416

DEAN A. FLOHR

Vol. 185 Page

ROBERT M. GIBBS and ELEANOR J. GIBBS, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 64,000.00 *

Dated this 12th day of April, 19 85.

Dean A. Flohr

STATE OF OREGON, County of Klamath) ss.

On this 12th day of April, 19 85, Dean A. Flohr personally appeared the above named
instrument to be his voluntary act and deed.

Before me:

Darlene P. Addington
Notary Public for Oregon

My commission expires: 3-22-89

The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: *Tapes*

Mr. & Mrs. Robert M. Gibbs
836 Pacific Terrace
Klamath Falls, OR 97601

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

EXHIBIT "A"

Lot 3, Block 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at the most Northerly corner of Lot 3, Block 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South $61^{\circ} 42'$ West along the line between Lots 2 and 3 of said Block 37, a distance of 87.5 feet; thence South $28^{\circ} 18'$ East, one foot; thence North $61^{\circ} 42'$ East 87.5 feet to the Northeasterly line of said Lot 3; thence North $28^{\circ} 18'$ West, one foot to the point of beginning, being a portion of Lot 3, Block 37, Hot Springs Addition to Klamath Falls, Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.
3. Conditions and restrictions in Deed: recorded September 26, 1913 in Book: 41 at Page: 19 between Klamath Development Company and E.E. Sielaff.
4. Easement, including the terms and provisions thereof: recorded October 20, 1945 in Book: 181 at Page: 170 also disclosed in Deed recorded May 5, 1949, in Book 231 at page 59 and recorded May 4, 1960 in Book 321 at page 45.
5. Easement as disclosed by instrument as contained in Deed recorded October 30, 1945 in Book: 181 at page: 365.
6. Easement as disclosed by instrument as disclosed by Warranty Deed recorded November 9, 1981 in Book: M-81 at page: 19527.
7. Trust Deed, including the terms and provisions thereof recorded November 29, 1983 in Book: M-83 at page: 20458 and re-recorded March 15, 1985 in Book: M-85 at page: 3884 in favor of Rhoda Harnden and Julie Evans, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 15th day of April A.D. 19 85
at 10:52 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 5416

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00